

## \$439,000 - 47 Sienna Boulevard, Fort Saskatchewan

MLS® #E4418250

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Introducing The Sage by Justin Gray Homes! This stunning 2 storey BRAND NEW home in the Coastal Zen V2 colour palette boasts DESIGNER interiors w/ luxury finishes like gold cabinet hardware, luxury vinyl plank flooring, & QUARTZ countertops, combining style & functionality. The open concept main floor features 9 ft ceilings, a spacious central dining rm & a great rm w/ large front windows. The L-shaped kitchen overlooks the East facing backyard, & has a centre island, offering ample storage & prep space. A side pantry & seamless flow to the back entry w/ coat closet, & powder room complete this level. Upstairs find 3 beds, 2 full baths, & convenient laundry rm. The primary suite impresses with a WAINSCOTING feature wall, walk in closet, and full ensuite. Enjoy your FULLY LANDSCAPED yard, POURED CONCRETE DOUBLE GARAGE PAD w/ power plug & a \$3000 appliance credit. Located in the desirable Sienna community, this home blends modern living with timeless charm. Estimated Spring possession. Call this home today!



Built in 2025

### Essential Information

MLS® # E4418250

Price \$439,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,484                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 47 Sienna Boulevard |
| Area        | Fort Saskatchewan   |
| Subdivision | Sienna              |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0W3             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 2   |
| Parking        | Parking Pad Cement/Paved  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter


Additional Information

Date Listed January 16th, 2025  
Days on Market 94  
Zoning Zone 62


47 SIENNA BLVD

COLOR PALETTE

INTERIOR COLORS & SELECTIONS




Walls  
CA019 Summit



Trim/Doors  
CA025 Standard White




Interior Door Style  
Single Shaker



Door Hardware  
Black




Plumbing Fixtures  
Black




LVP  
Farmhouse Color - Sand Bark




Carpet  
Cozy Ambiance - Sand Martin 30oz with 8lb underlay



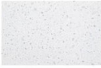
LVT  
Freestyle Color Monet




Tub/Shower Surround  
360 Artic White Bright




Kitchen Backsplash  
Teramoda Stone Polished 3x12




Counter tops  
MK 101



Cabinets  
Rayneal Southern Cotton



Cabinets  
Rayneal Mono Villa Island, 1/2 Bath




Pulls


LIGHTING SELECTIONS




Dining  
Novo




Stairwell  
Novo




Primary Bedroom  
Savoy House



Foyer, Living Room, Bedrooms, Bathrooms, Mudroom, Laundry  
DVI Lighting




Landing, Water Closet, WIC  
DVI Lighting




Exterior  
Russel

DETAILS & FINISHES



Powder Room



Primary Bedroom

\*NOTE: Images and selections depicted are for marketing purposes only and may change without notice

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